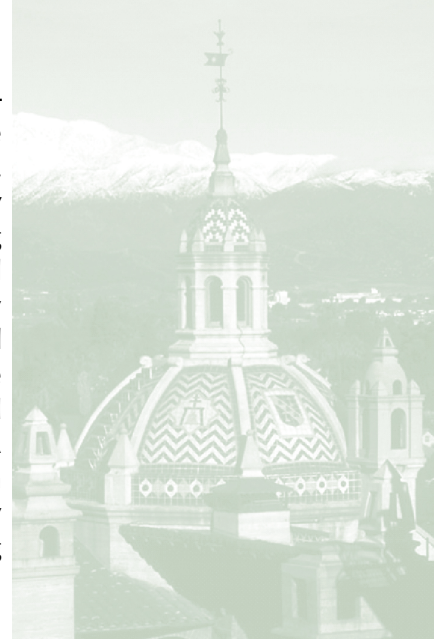


LAND USE AND URBAN DESIGN ELEMENT



Ramona

With Arlington Village and Magnolia Center offering close-by commercial and service retail locations, the land use plan does not designate any commercial area of a similar scale for the Ramona neighborhood. Rather, the plan for Ramona calls for preservation of the single-family residential neighborhoods and expanding housing opportunities along Magnolia Avenue, where residents have easy access to bus rapid transit. Underutilized or underperforming commercial sites, particularly at Van Buren and Arlington, California and Monroe and Magnolia and Adams, can be revitalized through carefully planned mixed-use development that combines medium- and higher-density residential uses with neighborhood-oriented commercial shops and services. A higher intensity, mixed use urban site is proposed for the property north of Madison Street and the 91 Freeway. This latter site is currently largely vacant and partially developed with a deteriorated shopping area, including a health club.





LAND USE AND URBAN DESIGN ELEMENT

For additional information and Objectives and Policies affecting the Ramona Neighborhood see the following:

"Magnolia Avenue/Market Street" – LU-12 and CCM-3.

"Van Buren Boulevard" – LU-15 and CCM-1.4.

"Shared Parking on Magnolia Avenue" – CCM-13.4.

"Relationships to Nearby Airports" – LU-21~~22~~ and LU-22~~23~~.

"Preservation of Industrial Land" – LU-23~~24~~ and LU-24~~25~~.

"Airports" – CCM-11.

"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-2.

The objectives and policies listed below are specific to the Ramona Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-7678: Maintain Ramona's established residential character while allowing for higher-intensity, transit-oriented residential and mixed residential-commercial development on opportunity sites, particularly along Magnolia and California Avenues.

Policy LU-7678.1: Improve and expand the housing stock to support and complement the major educational institutions and bus rapid transit.

Policy LU-7678.2: Preserve historic landscaping and increase green space along the Magnolia Corridor.

Policy LU-7678.3: Encourage continued enhancement and growth of the significant institutional uses along the Magnolia Avenue corridor.

Policy LU-7678.4: Enhance and celebrate Heritage House as a historic and cultural landmark.

Policy LU-7678.5: Encourage mixed-use urban development on the underutilized site on Madison Street northwesterly of the 91 Freeway.

Policy LU-78.6: Require large-scale, meaningful development along block faces of Magnolia Avenue that are designated Very High Density Residential (VHDR). Ensure that resulting development is sensitive to surrounding uses.

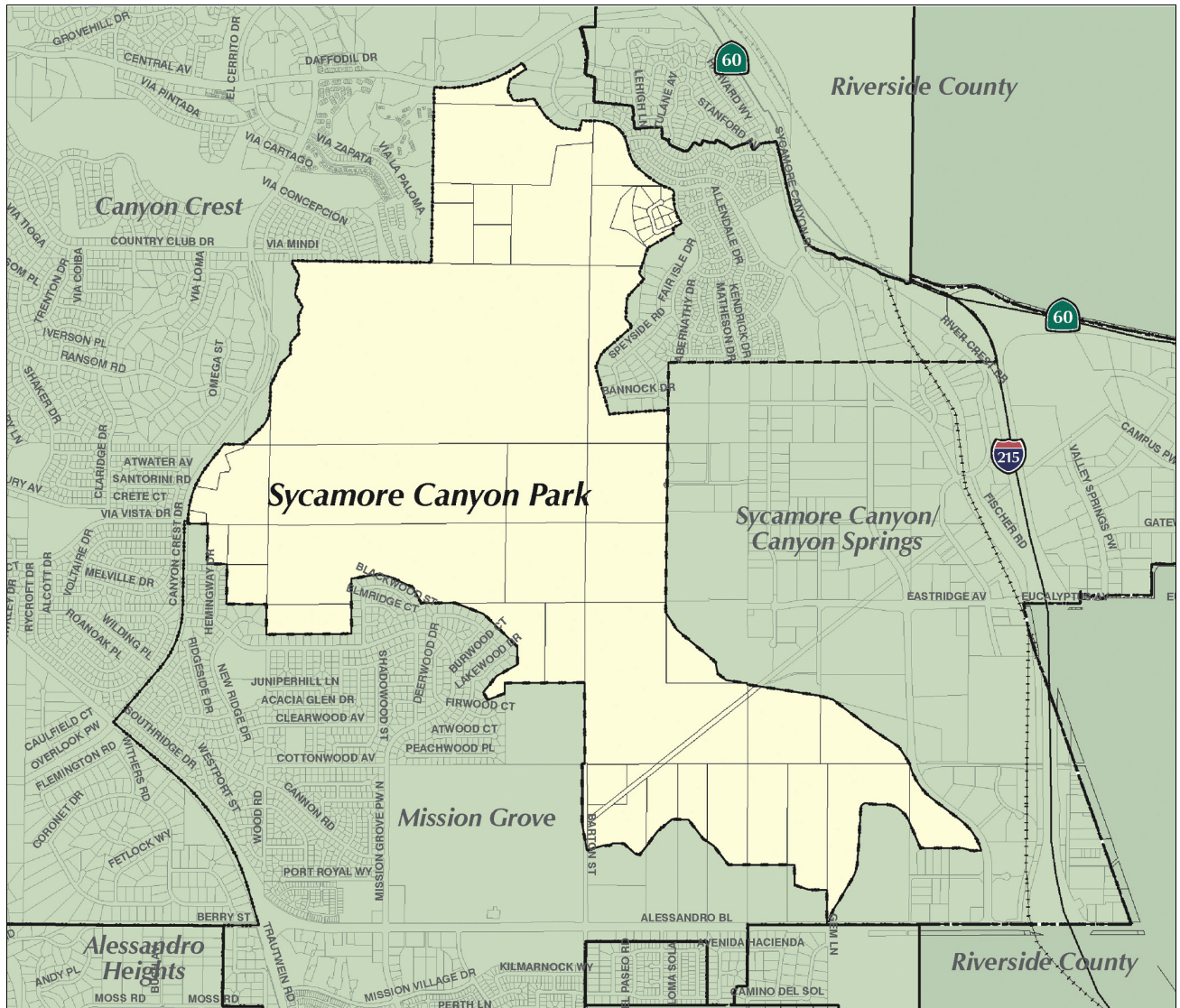
SYCAMORE CANYON PARK

Although not formally designated as a City park until the 1980s, Sycamore Canyon Wilderness Park has a long history as a community open space asset. The City's first General Plan (1929) designated the area as undeveloped open space. With significant ridgelines, rock outcroppings, deep canyon areas and extensive wildlife and botanical resources, the Park has been kept in an essentially undeveloped state. Indeed, Sycamore Canyon Wilderness Park is a major keystone of

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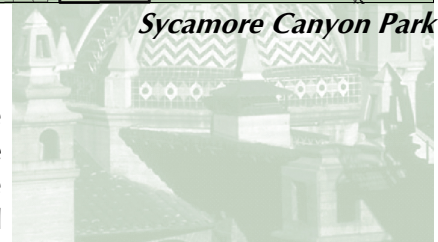


Riverside's park and open space network, with connections for both people and wildlife extending toward Box Springs Mountain, the City's southern hills, arroyos and greenbelt area. The Park also serves to provide habitat area for the Stephen's Kangaroo Rat (SKR), a Federally designated endangered species, and is an integral part of the approved Habitat Conservation Plan for the SKR and the more recently adopted Riverside County Multiple Species Habitat Conservation Plan (MSHCP).



Sycamore Canyon Park

In an effort to ensure the ongoing protection of the Park and sensitive use of its surrounding areas, in 1984 the City adopted the Sycamore Canyon Specific Plan. The Plan established a framework for the creation of Sycamore Canyon Wilderness Park with over one thousand





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acres of land to remain in natural open space. The Sycamore Canyon Specific Plan area also included land that was in 1994 designated as parts of two other City neighborhoods (Canyon Crest and Mission Grove).

For additional information and Objectives and Policies affecting the Sycamore Canyon Park Neighborhood see the following:

“Hillsides” – LU-3 and LU-4.

“Arroyos” – LU-5.

“Relationships to Nearby Airports” – LU-~~21~~22 and LU-~~22~~23.

“Airports” – CCM-11.

“Air Transportation” – PS-4.

“Minimizing Noise Impacts” – N-3.

In March of 1999 the City adopted the *Sycamore Canyon Wilderness Park - Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan*. The purpose of the report was to update the City of Riverside's Sycamore Canyon Wilderness Park Conceptual Development Plan and to prepare a coordinated Maintenance/Management Plan for the endangered Stephens' Kangaroo Rat (SKR). The plan establishes SKR habitat management and monitoring, trail access locations, park boundaries, emergency access locations, property acquisition possibilities as well as other park maintenance responsibilities and design.¹

The objectives and policies listed below are specific to the Sycamore Canyon Park Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-7779: Preserve and enhance the natural character and qualities of Sycamore Canyon Wilderness Park.

Policy LU-7779.1: Provide connections to other park and wildlife areas consistent with the Riverside County MSHCP to ensure that Sycamore Canyon Park does not become a biologically isolated island.

Policy LU-7779.2: Ensure that development on the periphery of the park is minimally disruptive and maximally screened from the Park.

Policy LU-7779.3: Seek to balance the Park's potentially conflicting roles as both wildlife habitat and a community recreational and open space resource.

Policy LU-7779.4: Continue to implement the recommendations of the Sycamore Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan.

¹ Sycamore Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan, CU-067-989.



Policy LU-7779.5: Enhance access points and encourage recreational use in accordance with the adopted Sycamore Canyon Wilderness Park – Stephens' Kangaroo Rat Management Plan and Updated Conceptual Development Plan.

SYCAMORE CANYON BUSINESS PARK – CANYON SPRINGS

Located at the merge of the I-215 and SR-60 freeways, as well as along a rail corridor, the Sycamore Canyon Business Park/Canyon Springs Neighborhood provides an excellent location for intensive commercial and industrial development. The Canyon Springs portion of the area is Riverside's easternmost neighborhood, nestled between the I-215 and SR-60 split and the City of Moreno Valley.

The area's surroundings, including the March Inland Port, make it rather suitable for high-quality industrial development.

Specific plans for Sycamore Canyon Business Park and Canyon Springs were adopted in 1984 to encourage and provide incentives for economic development, but relatively little development occurred in these areas for more than fifteen years. Canyon Springs saw major commercial and office development beginning in the mid 1990's through the turn of the twenty-first century; development during the same period in the Sycamore Canyon Business Park consisted primarily of large warehouse and distribution facilities. These warehousing and distribution facilities were likely attracted by the area's proximity to major regional freeways as well as by relatively low-cost land. However, such buildings produce jobs in relatively low numbers to their size, typically less than one job per one thousand square feet.

This Plan for Riverside's future recognizes that the City has a limited supply of industrial land. For Riverside to be able to significantly increase the number of highly-skilled, high-paying jobs within the City, careful use of industrial land is essential. Industrial land should be reserved primarily for clean businesses that produce significant numbers of high paying jobs that can employ Riversiders who currently commute west to Orange County and elsewhere for employment. As such, the overriding objective for this neighborhood, particularly the Sycamore Canyon Business Park portion, is to encourage the Park to evolve toward becoming a more significant employment center featuring clean industries, including high-technology and bio-technology, capitalizing upon the talent of the innovative researchers at UCR and Riverside's considerable pool of highly trained residents, many of whom must leave the City to find high-paying employment.

For additional information and Objectives and Policies affecting the Sycamore Canyon/Canyon Springs Neighborhood see the following:

"Hillsides" – LU-3 and LU-4.

"Relationships to Nearby Airports" – LU-2122 and LU-2223.

"Preservation of Industrial Land" – LU-2324 and LU-2425.

"Airports" – CCM-11.

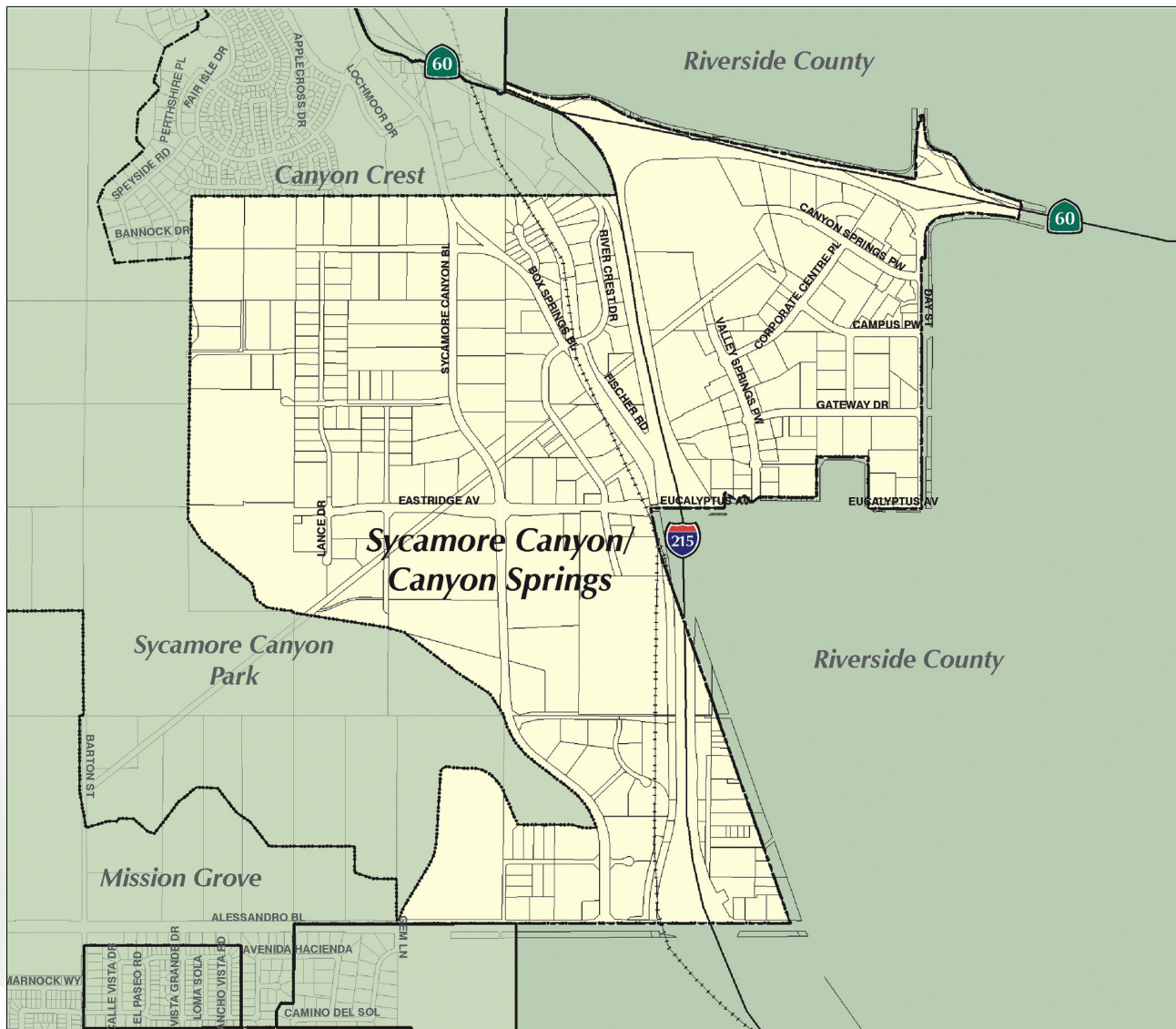
"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-3.





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Sycamore Canyon/Canyon Springs



The roles and goals of Sycamore Canyon Business Park and Canyon Springs are thus quite different: while new enterprises in Sycamore Canyon Business park are likely to take the form of research and development flex space, Canyon Springs will be more influenced by additional retail and office commercial uses. Although the area has been classified as a single City neighborhood, the differing purposes of these areas call for more individualized treatment. As the areas continue to grow and evolve, splitting Canyon Springs and Sycamore Canyon Business Park into two separate neighborhoods will offer greater opportunities to tailor developments and development standards to highly specific needs. In particular, development within



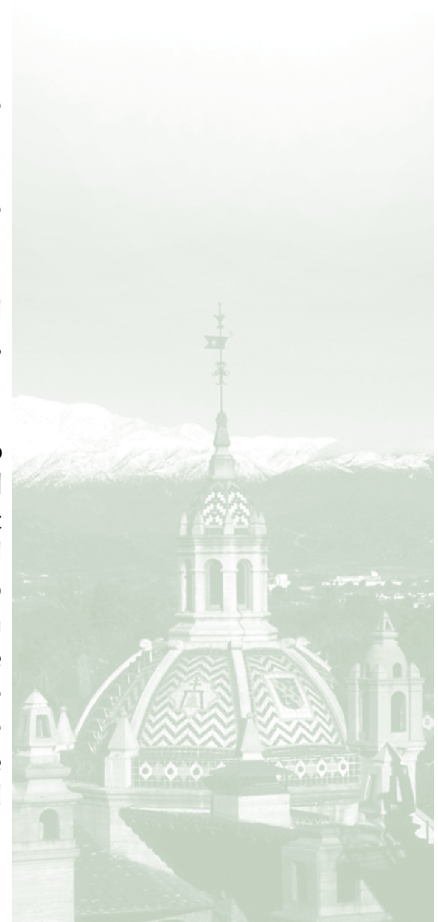
the western portions of Sycamore Canyon Business Park must be sensitive to the abutting Sycamore Canyon Wilderness Park.

The objectives and policies listed below are specific to the Sycamore Canyon Business Park/Canyon Springs Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Additional information about the University of California, Riverside, as well as on the City's other learning institutions, can be found within the Education Element.

Objective LU-7880: Establish Sycamore Canyon Business Park and Canyon Springs as a center for economic growth.

- Policy LU-7880.1: Use City incentives to promote use of Sycamore Canyon Business Park properties for job-intensive businesses that utilize higher-skilled employees and that generate tax revenues for the City.
- Policy LU-7880.2: Avoid giving City incentives for development of warehouse and distribution facilities within Sycamore Canyon Business Park.
- Policy LU-7880.3: Minimize any adverse land use conflicts between industrial uses and the residential and open space properties that abut the specific plan areas.
- Policy LU-7880.4: Seek logical annexations that will help further the objectives for these areas.
- Policy LU-7880.5: Recognize Sycamore Canyon Business Park and Canyon Springs as separate City neighborhoods following adoption of this General Plan.
- Policy LU-7880.6: Promote the development of Sycamore Canyon to achieve economic success defined by a diverse and compatible industrial base that provides economic opportunities for all its citizens. The City preferred outcome is to promote light industrial/flex space to maximize employment opportunities and utilization of the limited land supply. To achieve this goal, the City must first overcome complex infrastructure issues that limit development in the area. Large "big box" distribution or warehouse facilities will be necessary on a limited basis to create the critical





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mass required to solve some of these infrastructure issues.²

Policy LU-7880.7: Identify industry sectors for which the community has cooperative advantages; actively outreach to companies in those sectors; provide infrastructure or other economic development/redevelopment/utility assistance as necessary to encourage their location within the Sycamore Canyon area; and encourage those warehouse and distribution facilities in the Sycamore Canyon area that achieve the goal of supplying critical development infrastructure, are point of sale (sale tax generators), and/or are significant electric utility customers (such as refrigerated distribution).³

UNIVERSITY

For additional information and Objectives and Policies affecting the University Neighborhood see "Citywide Objectives: Protecting Riverside's Natural Environment" in addition to:

"Hillsides" – LU-3 and LU-4.

"University Avenue" – LU-14.

"Canyon Crest Drive" – LU-18.

The world-renowned University of California system has ten main campuses - and Riverside is the proud home of one of them. The roots of the University in its present location date back to 1917, when a State of California citrus experiment station was relocated from the slopes of Mount Rubidoux to the current UCR campus. This station's work offered competitive advantages to both Riverside's and California's early twentieth-century citrus industry. Citrus experimentation was the area's primary function into the 1950s, when the station's mission was expanded to include a liberal arts college. The school's field of expertise quickly grew beyond navel oranges and citriculture, although its roots in agricultural research are still tangible. UCR faculty and student research into plant pathology and cultivation practices is recognized around the world. By the late twentieth century, UCR was developing a strong reputation in biomedical research, which many see as a fundamental building block of the world's future economy. In the early twenty-first century, UCR projects many more years of enrollment growth and program augmentation. UCR's projected growth will be a significant factor in the City's growth, no where more so than in the surrounding University neighborhood.

In 2004, the campus consisted of about eleven hundred acres roughly bisected by the SR- 60/I-215 Freeway, with the main campus and majority of student and faculty housing east of the freeway. Historically, University-owned land west of the freeway has been devoted to

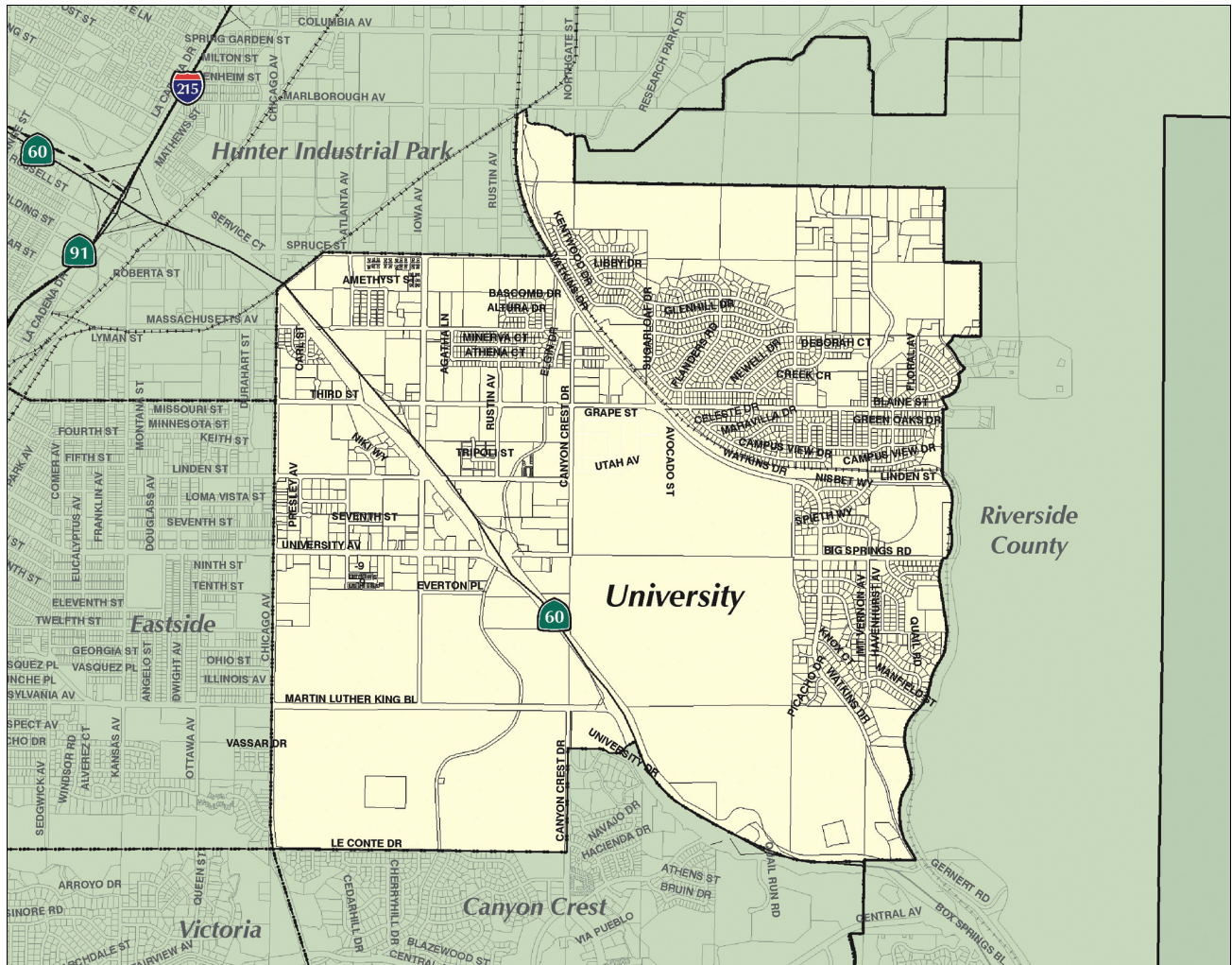
²As adopted by the City Council on March 19,2002, Agenda Item No. 29.

³Ibid.

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agricultural research uses, including many acres of cultivated plants. UCR's Long-Range Development Plan, anticipated for approval in late 2004, calls for much of this area to be developed with additional student housing needed to serve significant anticipated growth of the University enrollment.



University

Although UCR is the predominant use within the neighborhood, the University community also includes long-established, cohesive residential areas to the north and east. The presence of a growing student body within a residential neighborhood introduces the potential for town-gown conflicts, but also provides opportunities for the development of new commercial projects that serve the needs of both students and area residents. The University Avenue corridor offers several opportunity sites for such development.





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The neighborhood's northeast features 1960s-era subdivisions, with lower-intensity hillside residential areas along the western slopes of the Box Springs Mountains. North of the campus, older and/or unoccupied commercial centers present a variety of reuse possibilities, including moderate intensity mixed-use development which could include a grocery store, as the neighborhood lacks opportunities for full-service food shopping.

Several City plans affect the University neighborhood. The University Community Plan, adopted in 1986, set forth a number of goals and policies intended to foster planned growth at UCR while addressing needs of local residents. Goals and policies from the 1986 Community Plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.

More detailed land use and urban design recommendations for the University Corridor are set forth in the 1993 University Avenue Specific Plan, which replaces zoning for the subject area. The Specific Plan is concerned with creating activity centers along University Avenue that serve both student and resident populations.

The objectives and policies listed below are specific to the University Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-7981: Allow for the growth and expansion of the University of California, Riverside while ensuring preservation and enhancement of surrounding residential neighborhoods.

Policy LU-7981.1: Coordinate with UCR and neighborhood groups in joint planning efforts, including the the joint development and updates of the UCR Long Range Development Plan (LRDP).

Policy LU-7981.2: Protect the character of the existing single-family neighborhoods, seeking to minimize potential “town-gown” conflicts.

Policy LU-7981.3: Encourage reuse and/or revitalization of underutilized commercial areas through appropriately scaled mixed-use development.





Policy LU-7981.4: Seek opportunities to develop commercial centers that serve both student and civilian needs.

Objective LU-8082: Provide a diversity of housing opportunities throughout the University neighborhood.

Policy LU-8082.1: Encourage the construction of new rental apartments, retention of existing and future rental stock and provision of affordable units.

Objective LU-8183: Ensure coordinated development along University Avenue in recognition of the street's importance as a key route between the University and the Downtown Core, a center for the hospitality industry and a source of commercial services for surrounding residential neighborhoods.

Policy LU-8183.1: Update the University Avenue Specific Plan to allow for mixed-use and residential development along the corridor that supports the land use designations of the General Plan.

Policy LU-8183.2: Encourage creation of a continuous uniform streetscape along University Avenue.

Policy LU-8183.3: Encourage student housing and activities along the University Avenue corridor.

Objective LU-8284: Recognize and preserve existing rural lifestyles within the University Neighborhood by recognizing topographical constraints to conventional urban development.

Policy LU-8284.1: Preserve the rural lifestyle in the Mount Vernon Bowl District.

Policy LU-8284.2: Encourage Riverside County to carefully review development proposals for open spaces areas adjacent to the Box Springs Mountain Regional Park so as to ensure sensitivity to the natural





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terrain and compatibility with residential uses in the Mount Vernon Bowl area.

VICTORIA



Victoria

Local historians still debate whether Victoria Avenue and the surrounding Victoria Neighborhood were named to acknowledge the nineteenth-century English settlers who made Riverside their home. Whatever the name's origin, the Victoria neighborhood is perhaps best known for the graceful, curving 1928 bridge that spans the Tequesquite Arroyo. An earlier bridge here (built in 1891) provided an important link between Downtown and the burgeoning citrus groves in Arlington Heights. In this sense, the entire Victoria Neighborhood has long been something of a bridge between very different parts of Riverside - urban, developed areas to the north and rural, agricultural areas to the south. Victoria can almost be considered an early suburb of Riverside.

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The more contemporary Victoria Neighborhood is primarily residential, with many planned residential developments offering private recreation areas. Larger, custom homesites on the local hills offer spectacular views of the greenbelt and more urban areas of the City. The earlier, older developments are well-preserved and feature several long-recognized historic homes like Benedict Castle and Rockledge. Subdivisions dating to the 1950s - areas like the "Cowboy Streets"-feature vernacular architecture that has the potential for historic recognition and preservation.

In addition to its residential areas, Victoria contains neighborhood schools, the California School for the Deaf and Olivewood Cemetery. Low-scale commercial and industrial areas form a buffer between the 91 Freeway, helping to insulate Victoria's residential areas from freeway noise and intrusion.

With a strong residential character and many links to the City's past, the Victoria Neighborhood is unlikely to see major change during the planning period.

The entire length of Victoria Avenue and the properties abutting it are part of the Victoria Avenue Specific Plan adopted in 1972 prior to Proposition R and Measure C. As a result, the Specific Plan is outdated and superseded by Proposition R and Measure C and their implementing Zones RA-5 - Residential Agriculture and RC - Residential Conservation. In November of 2003, the City Council approved the recommendations of the Victoria Avenue Ad Hoc Committee to: 1) approve Design and Development Standards for Victoria Avenue; 2) implement an Overlay Zone to direct that the Design and Development Standards are applied to development along Victoria Avenue; and 3) and designate Victoria Avenue, excluding the traveled roadway, as a City Park⁴. Therefore, under this General Plan, the Victoria Avenue Specific Plan is rescinded and replaced with this Neighborhood Plan.

The objectives and policies listed below are specific to the Victoria Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

For additional information and Objectives and Policies affecting the University Neighborhood see the following:

"Arroyos" - LU-5.

"Victoria Avenue" - LU-13, CCM-2.14 and CCM-4.3.

"Relationships to Nearby Airports" - LU-24~~23~~ and LU-22~~24~~.

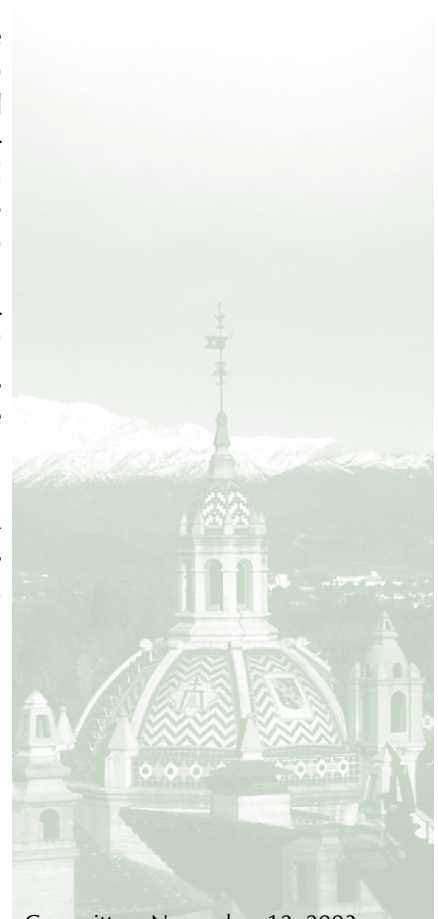
"Airports" - CCM-11.

Air Transportation" - PS-4.

"Minimizing Noise Impacts" - N-3.

"Rescind the Victoria Avenue Specific Plan" - LU-28~~11~~ 30.10.

⁴ City Council Report #24, Recommendations of the Victoria Avenue Ad Hoc Committee, November 12, 2003.





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Objective LU-8385: Preserve and enhance the largely residential character of the Victoria Neighborhood.

Policy LU-8385.1: Support efforts to create historic districts that will preserve neighborhoods representing prime examples of era-specific architectural styles.

Policy LU-8385.2: Encourage cluster development as a means of preserving open space areas for public and private enjoyment.

Policy LU-8385.3: Create an Overlay Zone for Victoria Avenue that will implement the Design and Development Standards for development on Victoria Avenue as approved by City Council.

Policy LU-8385.4: Designate Victoria Avenue, excluding the traveled roadway, as a City Park per City Council approval.

WOOD STREETS

For additional information and Objectives and Policies affecting the Wood Streets Neighborhood see the following:

"Magnolia Avenue/Market Street" – LU-12 and CCM-3.

"Shared Parking on Magnolia Avenue" – CCM-13.4.

"Relationships to Nearby Airports" – LU-2122 and LU-2223.

"Airports" – CCM-11.

"Air Transportation" – PS-4.

"Minimizing Noise Impacts" – N-2.

The Wood Streets neighborhood is a living example of some of the highest quality early-twentieth-century housing and subdivision design. Naturally separated from Downtown by the Tequesquite Arroyo, the Wood Streets were initially planted in orange groves. When a reliable arroyo crossing was constructed in 1913, the area's proximity to Downtown and the early advent of the automobile encouraged residential development. The Neighborhood's name is not a reference to the former orange groves nor to the shady, mature trees that line most of the streets but rather, to the Neighborhood's initial developer, one Mr. Wood.

The relatively small lots, early twentieth-century architecture and mature landscaping make the Wood Streets a highly desirable neighborhood. First-time visitors to Riverside are often surprised by the Wood Street's inviting, shady canopy and cool, lush landscaping. The City and Wood Street residents in particular have long recognized the special character of this area. As early as 1981, the City designated the Wood Streets as a Neighborhood Conservation Area and established the more formal Wood Streets Historic District in 1986.

The Neighborhood is entirely built out and has almost no commercial land except for a few properties in the vicinity of Magnolia and Jurupa Avenues. With the exception of potential new low-intensity mixed-use development along these commercial edges, no significant change is

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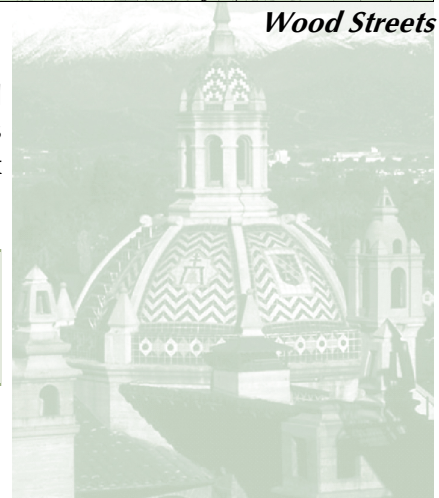
anticipated within the Wood Streets Neighborhood during the planning period. Rather, the focus will remain on the long-term preservation of the Neighborhood's distinctive architecture.



Wood Streets

The objectives and policies listed below are specific to the Wood Streets Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and standards.

Objective LU-8486: Maintain and enhance the single-family residential character of Wood Streets and preserve the historic housing stock.





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Policy LU-~~84~~86.1: Continue to emphasize and encourage preservation of the historic homes within the Wood Streets Historic District.

Policy LU-~~84~~86.2: Implement strong tree preservation policies within the Wood Streets Historic District.

SPHERE OF INFLUENCE

Riverside's planning area includes all of the land inside the City's corporate boundaries plus land within its sphere of influence. A sphere of influence is composed of adjacent and near unincorporated lands that may be expected to become annexed to a City at some date in the future. A key determinant in determining sphere of influence boundaries is the likelihood of a city providing urban services (water, sewer, etc.) to any land in question. Notably, no obligation or requirement exists that forces a city to annex properties within a sphere of influence at any precise date or ever.

Protecting the character of any newly annexed areas is the City's overriding philosophy regarding annexation. The City will continue to work closely with residents of potential annexation areas to ensure that community character and feel can be preserved to the maximum extent. As evidenced throughout this Land Use and Urban Design Element, each of Riverside's many neighborhoods has specialized objectives and policies; the City will continue to respect and celebrate the differences of its different neighborhoods in future planning efforts.

The boundaries of spheres of influence for cities in Riverside County are determined by the Riverside County Local Agency Formation Commission, or LAFCO. LAFCO reassesses boundaries upon request or following periodic review. Riverside County LAFCO last established the City's sphere in 1994. Figure LU-~~10~~11 (Riverside ~~Old~~ Sphere of Influence) illustrates Riverside's ~~existing and proposed~~ **Near and Extended** Sphere of Influence areas.

Riverside has a large sphere of influence area to its south and a much smaller area northeast of Hunter Industrial Park comprised of several unincorporated pockets south of the San Bernardino County line and extending east along the slopes of Box Springs Mountain. The southern Sphere extends many miles south from the City's irregular southern boundary, well beyond the ridgeline just south of Cajalco Road. Much of the Southern Sphere is separated from the City by Lake Matthews and/or the Cajalco Ridge. The lands in the extreme Southern Sphere, south of the Cajalco Ridge, are beyond the foreseeable reach of City of Riverside urban services. As such, the City of Riverside is in the process of applying to LAFCO to significantly reduce the City's southerly Sphere



of Influence. This reduced Sphere of Influence more realistically encompasses an area that could someday be served by City of Riverside public services **has established its Planning Area to cover the corporate City limits and near sphere area to roughly the Cajalco Ridge. South of the Cajalco Ridge is the Extended Sphere of Influence, the planning policy for which is established in the May 1998 Southern Sphere of Influence Plan.**

Notably, Riverside County has adopted the Riverside County Integrated Program (RCIP), ~~a new general plan~~ for all of unincorporated western Riverside County. The RCIP proposes land uses for Riverside's Southern Sphere that are generally more consistent with the City of Riverside's intentions and proposed land uses for the area.

Two sites in Riverside's Sphere of Influence have the potential to provide additional industrial land to the City, an important objective for the City's economic development goals. These sites are adjacent to the City's two major business parks (Hunter and Sycamore Canyon) and as such, are logical candidates for annexation and industrial use. Portions of Riverside's northern Sphere, especially the unincorporated island areas adjacent to the Northside neighborhood, have the potential to become more prominent and inviting gateways into Riverside from San Bernardino County.

In addition, to planning for the City's Sphere of Influence, the City also needs to look at its role in the regional context. Considering how growth in the region will impact the City and how the City's plans for growth will impact the region.

Objective LU-8587: Maintain a Sphere of Influence limited to lands to which the extension of City of Riverside services is reasonably foreseeable.

Policy LU-8587.1: Continue to pursue the in-process application to LAFCO to reduce the Southern Sphere of Influence to approximately the Cajalco Ridge, southerly of Cajalco Road.

Policy LU-8587.2: Ensure that future annexations within the Southern Sphere of Influence are consistent with established policies and practices, as well as surrounding land uses. Continue to coordinate with Riverside County according to the March 2002 memorandum of understanding which outlines points facilitating cooperation in the planning and development of Western Riverside County.

For additional information and Objectives and Policies affecting the City's Sphere of Influence see the following:

"City/County Coordination" - Introduction and LU-4.3.

"March Joint Powers Authority" - Introduction, LU-2122, LU-2223, PS-4 and -3.

"Hillsides" - LU-3 and LU-4.

"Arroyos" - LU-5.

"Growing Smarter" - in particular LU-10.5.

"Van Buren Boulevard" - LU-15 and CCM-1.4.

"Berry Road, John F. Kennedy Drive, Dauchy Avenue, Barton Street, Iris Avenue and Roberts Road" - CCM-2.12.

"Relationships to Nearby Airports" - LU-2122 and LU-2223.

"Preservation of Industrial Land" - LU-2223 and LU-2324.

"Airports" - CCM-11.

"Air Transportation" - PS-4.

"Minimizing Noise Impacts" - N-2 and -3.



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Policy LU-8587.3: Encourage annexations, especially those in the City's northern Sphere that will increase the City's industrial land base and/or will provide opportunities to develop more prominent gateways into the City from the north.

Policy LU-8587.4: Begin discussion with the County of Riverside to consider appropriate changes to the City and/or County General Plans to create consistencies in the land use designations.





Figure LU-11 – Riverside Sphere of Influence





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Objective LU-8688: Plan for the City's growth in light of the proposed regional growth, including reviewing and planning for jobs-housing balance, traffic, air quality and other related planning issues facing the region.

Policy LU-8688.1: Encourage cooperation and actively participate with the Southern California Association of Governments (SCAG) and the Western Riverside Council of Governments (WRCOG) in planning for the Region.

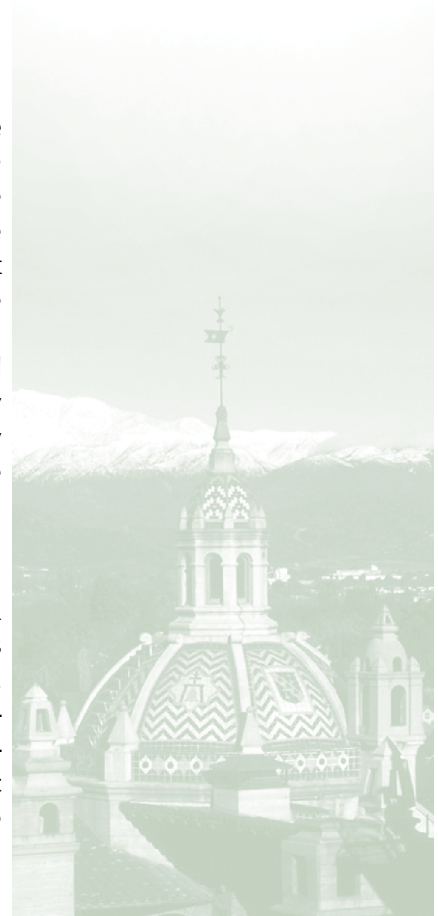
Policy LU-8688.2: Encourage and participate in Inter-Regional Partnerships (IRP's) coordinated by WRCOG to improve the balance of jobs and housing regionally pursuant to Government Code §65891.

Policy LU-8688.3: Consider preparing a Regional Planning Element for the City's General Plan.

LAND USE DESIGNATIONS

The Land Use Policy Map (Figure LU-910 in the pocket) illustrates the various types and distribution of land uses planned for Riverside. The land uses classification system is presented in Table LU-3 (Land Use Designations) and includes twenty-three land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map. These designations provide a spectrum of land use types and intensities, including several new categories intended to reduce urban sprawl and conserve public resources by focusing mixed-use and higher density residential development along key corridors and at designated activity centers. The land use designations put into concrete action the objectives and policies presented throughout this Land Use and Urban Design Element.

The Residential categories include nine designations that allow for a range of housing types and densities. The non-residential categories include two different intensities of commercial uses, areas for offices, business parks and industrial uses, all to promote a range of revenue- and employment-generating businesses and a more balanced community. Other non-residential designations include Agriculture, Public Facilities, Open Space/Natural Resources and Parks and Private Recreation.





LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Average du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|---|--|---|---|---|
| Residential Land Uses | | | | |
| Agricultural/Rural Residential (A/RR) | 0.20 du/acre | 0.20 du/acre | 0.6 per- sons/acre | Implement Proposition R and Measure C; allow for residen- tial use on large agricultural and citrus parcels |
| Hillside Residen- tial(HR) | 0.50 du/acre; 0.63 du/acre w/PRD | 0.50 du/acre | 1.89 persons/acre | Implement Proposition R and Measure C; allow for sensitive development of residential homes where slopes exceed 15% |
| Semi-Rural Residen- tial(SRR) | 2.1 du/acre 2.3 du/acre w/PRD | 1.5 du/acre | 7.5 persons/acre | Single family with emphasis on animal keeping |
| Very Low Density Residential (VLDR) | 2.0 du/acre 2.2 du/acre w/PRD | 1.5 du/acre | 7.5 persons/acre | Single family, large lot residen- tial |
| Low Density Residential (LDR) | 4.1 du/acre 4.5 du/acre w/PRD | 3 du/acre | 15 persons/acre | Single family, large lot residen- tial uses |
| Medium Density Residential (MDR) | 6.2 du/acre; 6.8 du/acre w/PRD | 5.5 du/acre | 24 persons/acre | Single-family residential uses |
| Medium-High Density Residential (MHDR) | 14.5 du/acre | 12 du/acre | 45 persons/acre | Single family, small lot residen- tial uses |
| High Density Residential (HDR) | 29 du/acre | 20 du/acre | 75 persons/acre | Multi-family, condominiums and apartments |
| Very High Density Residential (VHDR) | 40 du/acre | 30 du/acre | 120 per- sons/acre | Multi-family, condominiums and apartments |
| Commercial Land Uses | | | | |
| Commercial (C) | 0.50 FAR | 0.30 FAR | N/A | Retail shops, services and other similar commercial de- velopment |
| Commercial Regional Center (CRC) | 0.50 FAR | 0.25 FAR | N/A | Large, regionally serving retail, service and office uses |



TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Average du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|---|--|---|---|---|
| Offices (O) | 1.0 FAR | .65 FAR | N/A | Office Uses |
| Business/Office Park (B/OP) | 1.50 FAR | 1.15 FAR | N/A | Research/development and related flexible space; labora- tories, offices; support com- mercial and light industrial uses |
| Industrial (I) | 0.60 FAR | 0.40 FAR | N/A | Manufacturing and wholesal- ing; support commercial uses; limited large warehouse and distribution facilities only at specific locations |
| Mixed Uses | | | | |
| Downtown Specific Plan (DSP) | Various | | | Implementation of the Downtown Specific Plan |
| Orangecrest Specific Plan (OSP) | Various | | | Implementation of the Orangecrest Specific Plan |
| Mixed Use - Neighbor- hood (MU-N) | 10 du/acre 1.0 FAR | 5 du/acre .35 FAR | 30 persons/acre | Neighborhood mixed-use; retail, office and residential uses. Horizontal integration as primary development pat- tern, with vertical integration encouraged; height 1-2 stories |
| Mixed Use - Village (MU-V) | 30/40 du/acre ^(d) 2.5 FAR | 20 du/acre 2.0 FAR | 90 persons/acre | Village mixed-use: retail, of- fice and residential uses in same building; horizontal integration as appropriate; 2-3 stories in height |
| Mixed Use - Urban (MU-U) | 40/60 du/acre ^(d) 4.0 FAR | 30 du/acre 2.0 FAR | 120 per- sons/acre | Activity center/activity node mixed-use: retail, office and residential uses in same build- ing or horizontal integration on same parcel; 3-4 stories in height; emphasis on entertain- ment, employment and student-oriented uses |



LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-3
LAND USE DESIGNATIONS

| Land Use | Maximum du/acre ^(a) or FAR/acre ^(b) | Average du/acre ^(a) or FAR/acre ^(b) | Maximum Population Density ^(c) | Primary Intent of Land Use Designations |
|---|--|---|---|---|
| Community Amenities and Support | | | | |
| Agricultural (A) | 0.20 FAR | 0.20 FAR | N/A | Agricultural production; incidental residential uses |
| Public Parks (P) | N/A | N/A | N/A | Public parks and associated facilities |
| Private Recreation (PR) | N/A | N/A | N/A | Provide opportunities for primarily outdoor recreation, such as golf courses, equestrian centers, amusement parks |
| Open Space/Natural Resources (OS) | N/A | N/A | N/A | Protection of natural resources, creeks, hillsides, arroyos and other sensitive areas |
| Public Facilities and Institutional Uses (PF) | 1.0 FAR | 0.20 FAR | N/A | Educational facilities, libraries, governmental uses, utilities and other community supportive functions |

du = Dwelling Units FAR = Floor Area Ratio

Notes:

- Residential densities are based on gross acreage, which includes streets. Example: 500 dwelling units (du) on a total of 100 acres (streets included) is equal to $500 \text{ du} \div 100 \text{ acres} = 5 \text{ du/gross acre}$.
- The floor area ratio (FAR) is the area of the building or buildings on a site or lot divided by the area of the site or lot. Example: $20,000 \text{ square feet floor area} \div 80,000 \text{ square feet of site area} = \text{a FAR of } .25$.
- Government Code Section 65302(a) requires a General Plan to state projected population for residential land uses. The intensities indicated here assume an average household size of 3.0 persons, per the 2000 Census.
- The higher residential densities are permissible under certain circumstances along Magnolia and University Avenues. See the description of Mixed Use- Village and Mixed Use - Urban below for more information.



SINGLE-FAMILY RESIDENTIAL LAND USE DESIGNATIONS

Most notably, the Land Use Map also includes three mixed-use land use categories, ranging from lowest intensity (Mixed Use-Neighborhood) to the highest intensity (Mixed Use-Urban). These categories are extremely important for achieving much of Riverside's vision of more vibrant activity centers, revitalization of underutilized areas and a reduction in sprawling development. All of the land use designations are described in greater detail below.

Agricultural/Rural Residential (A/RR)

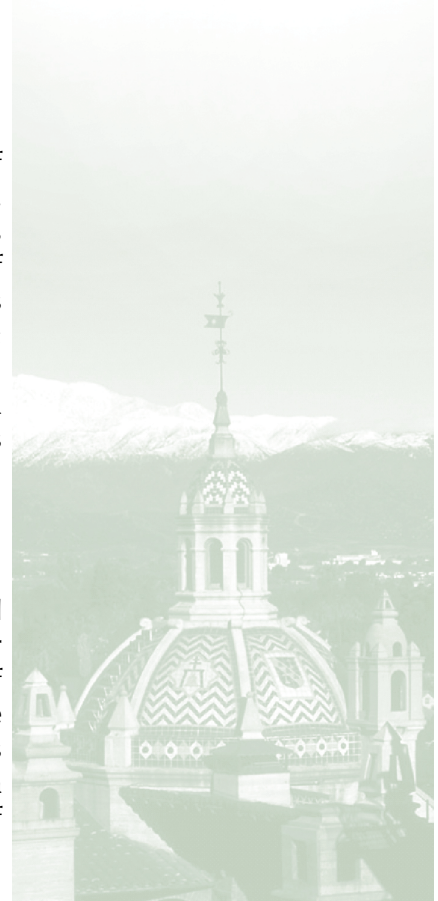
The Agricultural/Rural Residential designation is intended to provide for extremely low density residential uses (1 unit per 5 acres) so as to allow agricultural (particularly citrus) uses to continue. This designation is intended to further the intent of Proposition R and Measure C, which were approved by Riverside voters in 1979 and 1987, respectively. The designation is applied to two large areas within the City - most of the Arlington Heights Neighborhood and the northern portion of La Sierra Acres (Rancho La Sierra). In addition most of the City's far southern sphere (proposed for deletion from the City's sphere) is so designated.

Hillside Residential (HR)

The Hillside Residential designation is designed to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.63 units per acre. Per the intent of Proposition R and Measure C, this designation is applied to numerous hillside areas throughout the City; significant portions of La Sierra Hills, Alessandro Heights and Hawarden Hills are under this designation. Clustered development under a Planned Residential Development permit (PRD) is consistent with this designation.

Semi-Rural Residential (SRR)

This designation is applied in areas that have historically fostered large-lot single family development while allowing enough space for animal keeping as an auxiliary use. A maximum allowable density of 2.5 dwelling units per acre ensures that most properties have the capacity to accommodate one or more horses or other animals. This designation is primarily applied to the central portion of the La Sierra neighborhood and provides a lifestyle option unique for a City of Riverside's size.





LAND USE AND URBAN DESIGN ELEMENT

Very Low Density Residential (VLDR)

The Very Low Density Residential provides a maximum residential density comparable to Semi-Rural Residential (2.5 dwelling units per acre) but is intended for areas where animal keeping is not foreseen.

Low Density Residential (LDR)

The Low Density Residential designation provides for the development of large lot single family homes at a maximum density of 5.0 dwelling units per acre. Lands in this designation are developed or to be developed with the full range of urban services available in the City.

Medium Density Residential (MDR)

The Medium Density Residential designation provides for the development of single-family homes, town houses and row houses. The designation allows a maximum of 6.5 dwelling units per acre, or up to 8.0 dwelling units per acre when associated with a Planned Residential Development (PRD).

Medium-High Density Residential (MHDR)

The Medium-High Density Residential designation provides for the development of small-lot single family homes, town houses, row houses and permanent-style mobile home parks. Multi-family units, particularly condominiums and small apartments, are also allowable. This designation allows a maximum density of 15.0 dwelling units per acre.

Objective LU-8789: Accommodate flexible design to provide for superior development in single family residential developments based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the environment.

Policy LU-8789.1: Permit the density transfer between land use designations within the same single family residential development as necessary to provide for superior development. As an example, but not necessarily limited to, such transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties and where significantly less grading will result. In the case of such a density transfer, the overall maximum density shall not exceed that otherwise permitted





by the General Plan designation(s) (see Titles 18 and 19 for further discussion on this topic).

MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATIONS

High Density Residential (HDR)

The High Density Residential designation provides for the development of row houses, condominiums and apartments. Senior housing and multifamily clusters are also allowable. The designation allows a maximum of 25.0 dwelling units per acre.

Very High Density Residential (VHDR)

The Very High Density Residential designation provides for the development of row houses, condominiums and apartments. Student housing, senior housing and multifamily clusters are also allowable. The designation allows a maximum of 40.0 dwelling units per acre.

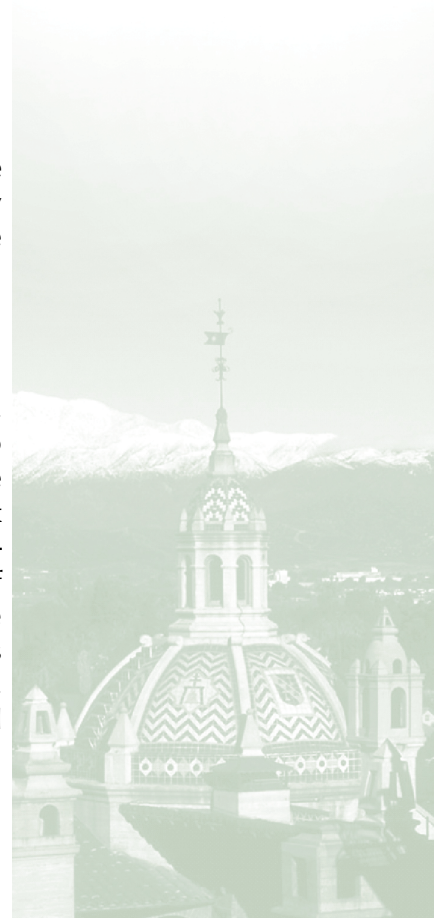
COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

Commercial (C)

The Commercial designation provides for retail, sales, service and office uses that serve multiple neighborhoods within the City. The majority of commercial land in Riverside is designated Commercial. The maximum development intensity is a floor-area ratio of 0.50.

Commercial Regional Center (CRC)

The Commercial Regional Center designation provides for large, regionally-serving retail, service and office uses. The Riverside Auto Center, Riverside Plaza, Town Centre and the Galleria at Tyler area are designated Commercial Regional Center. The maximum development intensity is a floor-area ratio of 0.50. The maximum allowable development intensity of Commercial Regional Center is equal to that of Commercial; lands in the Commercial Regional Center area are expressly reserved for commercial enterprises that will draw customers from a much wider area and as such, typically have different access, parking, loading and related needs than a typically smaller Commercial development.





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Office (O)

The Office land use designation provides space for a variety of different office uses, including general business and medical offices. Supportive retail and commercial uses like mailing centers, cafes and restaurants are also permitted. The maximum development intensity is a floor-area ratio of 1.0.

Business/Office Park (B/OP)

The Business/Office Park designation provides for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise or heavy truck traffic. Suitable uses include corporate and general business offices, research and development, light manufacturing, light industrial and small warehouse uses (up to 10,000 square feet per site). Although most business parks are controlled through deed restrictions or single ownership of multi-tenant space, business park standards can be applied to existing parcels in separate ownership. Common features of business parks are high quality design, building materials, landscaping and absence of nuisances. The maximum intensity of development is a floor-area ratio of 1.5.

Industrial (I)

The Industrial land use designation provides for uses such as large-scale building materials sales, light manufacturing, distribution, warehousing and wholesaling that would generally not be appropriate in more restrictive designations because of potential nuisance factors. The maximum intensity of development is a floor-area ratio of 0.6.

MIXED USE DESIGNATIONS

Downtown Specific Plan (DSP)

The City of Riverside adopted the Downtown Specific Plan in 2002. The Specific Plan includes a land use designation overlay that is based upon Downtown's identified districts. The Downtown Specific Plan includes a wide spectrum of allowable uses and intensities. Residential densities range from Medium to Very High, depending upon specific location. Office, commercial and public facilities uses, all in a wide range of allowable intensities, are also features of the Downtown Specific Plan.

Orangecrest Specific Plan (OSP)

The Orangecrest Specific Plan is established to create a diverse area where people live, shop and enjoy recreational facilities. Adopted in



1985, the plan includes low to medium density residential uses, interspersed with large areas of public park, public facilities/institutions and commercial uses.

Mixed Use-Neighborhood (MU-N)

The Mixed-Use Neighborhood designation provides for opportunities for primarily neighborhood-serving commercial uses with limited low-intensity residential uses in a mixed-use environment. This designation is intended to preserve the existing housing stock and residential character of neighborhoods while allowing for the development of new housing opportunities, fostering adaptive reuse of underutilized property and encouraging pedestrian-oriented retail and service uses. The focus of the development and design standards is on ensuring that new and infill development are distributed and designed in a manner sensitive in scale and design to the street environment and adjacent single-family residential areas. The maximum allowable intensity for the commercial component is 1.0 FAR; for any residential component, the maximum density is ten dwelling units per acre.

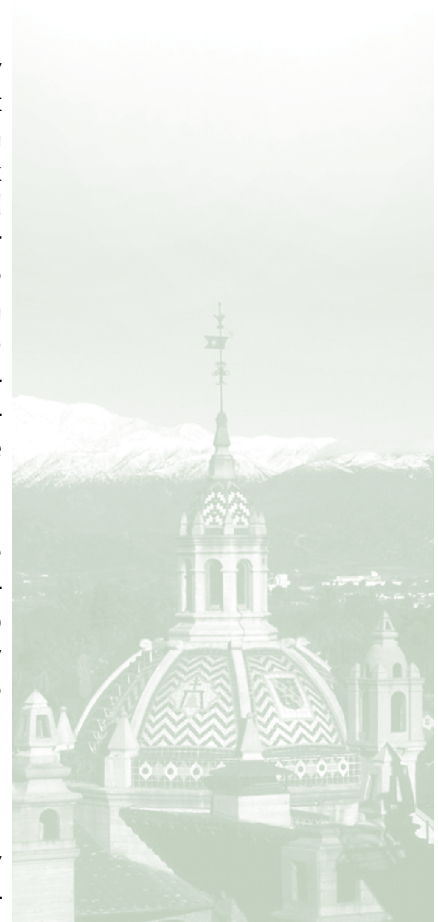
Mixed Use-Village (MU-V)

The Mixed-Use Village designation provides for medium to high-density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. This designation is intended to encourage new housing opportunities, such as live/work units and residential over retail, which are proximate to commercial services and promote pedestrian activity. Plazas, courtyards, outdoor dining and other public gathering spaces and community amenities are strongly encouraged. The focus of the development and design standards is on landscaping and buffering techniques to provide transitions from developed commercial areas to lower density residential neighborhoods. The maximum allowable intensity for the commercial component is 2.5 FAR; for any residential component, the maximum density is thirty dwelling units per acre.

Higher residential densities are permissible for Mixed-Use Village projects that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of a transit stop along Magnolia or University Avenues may have a residential density of up to forty dwelling units per acre with a maximum total permissible FAR of 2.5.

Mixed Use-Urban (MU-U)

The Mixed-Use Urban Designation provides opportunities for primarily high-density residential development with commercial, office, institu-





LAND USE AND URBAN DESIGN ELEMENT

tional and business uses emphasizing retail, entertainment and student-oriented activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities and public gathering spaces and other community amenities. Well-functioning transit-oriented developments (or TODs) will typically need to be constructed to this higher intensity of development. The focus of the development and design standards is on ensuring large-scale mixed-use projects are functionally integrated through the relationships between location and types of uses and structures, the efficient use of land, optimal site planning and design elements. The maximum allowable intensity for the commercial component is 4.0 FAR; for any residential component, the maximum density is forty dwelling units per acre.

Higher residential densities are permissible for Mixed-Use Urban projects that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of a transit stop along Magnolia or University Avenues may have a residential density of up to sixty dwelling units per acre with a maximum total permissible FAR of 4.0.

COMMUNITY AMENITIES AND SUPPORT DESIGNATIONS

Agriculture (A)

The Agriculture designation provides lands for the managed production of natural resources and agricultural land intended to remain in production during the General Plan planning period. Incidental residential uses are permitted at a maximum density of 0.2 dwelling units per acre.

Public Parks (P)

The Public Parks designation is assigned to City, regional and state-owned park areas. Activity areas that may be developed include large multipurpose fields for community events and informal recreation, areas for active sports play, tot lots, picnic areas, multipurpose sports fields and courts, public golf courses, concessions, community event space, outdoor amphitheaters, nature study centers, maintenance/support facilities and caretaker facilities.

Private Recreation (PR)

The Private Recreation designation is applied to such areas as private golf courses, equestrian centers and amusement parks that provide opportunities for primarily outdoor recreation. Allowable uses are





similar in nature to those permitted in public parks, but are not under the public domain.

Open Space/Natural Resources (OS)

The Open Space/Natural Resources designation provides lands, both private and public as shown on the Land Use Map, for the preservation of natural resources, hillsides and creeks; as well as open space for the protection of public health and safety, including floodways and stormwater retention areas.

Public Facilities and Institutional Uses (PF)

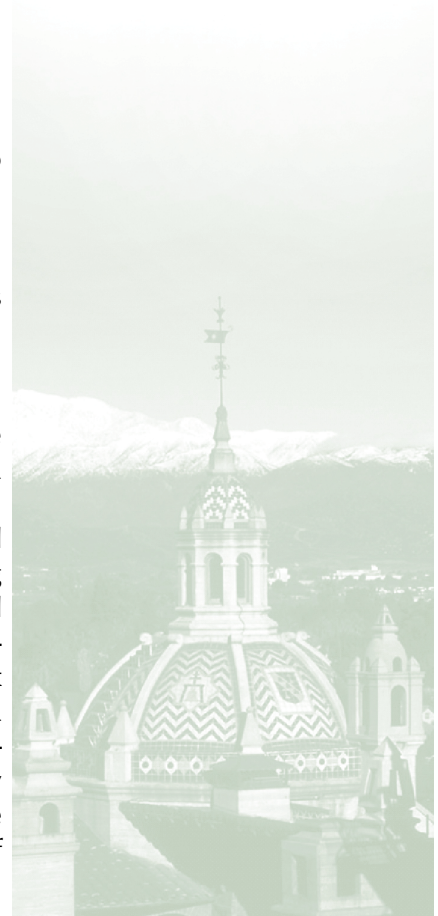
The Public Facilities and Institutional Uses designation provides for schools, hospitals, libraries, utilities, the municipal airport (precise uses for the airport property are defined in the Airport Master Plan) and government institutions. Religious assembly and day care uses may be allowed within this designation. Specific sites for public/semipublic uses are subject to discretionary approval under the Zoning Ordinance. The maximum intensity of development is a floor-area ratio of 1.0.

IMPLICATIONS OF LAND USE POLICY

The land use changes called for in this Land Use and Urban Design Element, will, if fully implemented by the City of Riverside, lead to population and housing increases within the City.

In 2003, the City of Riverside's population was estimated to be 274,071 by the California State Department of Finance. This population was housed in an estimated 90,511 housing units, yielding just over 3 people per household.

This General Plan introduces four new designations that will enable significant increases in housing and population to occur, but in a focused manner that makes more efficient use of existing urban infrastructure. The three new mixed-use designations (Mixed Use-Neighborhood, Mixed Use - Village and Mixed Use - Urban) along with the new Very High Density Residential designation, are intended to permit growth focused on infill areas along the City's major transportation corridors. In total, all of the land use designation changes set forth in this General Plan have the potential to add to the Planning Area about 38,000 dwelling units and 39.6 million square feet of non-residential construction. Of the 38,000 dwelling units, approximately 25,000 are anticipated within Riverside corporate limits as of 2004; the remaining 13,000 would be located in the proposed Sphere of Influence.





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The four new designations discussed above account for the majority of these new potential units: up to about 14,000 new residential units will be possible in the lands with these designations. Siting mixed-use development, which can combine residential, commercial and office uses, along existing transportation corridors, affords tremendous opportunities to reduce dependency on the automobile and saves the City the cost of extending urban services into undeveloped areas.

The land use designations proposed have the potential to significantly increase Riverside's population. Within the City's 2004 corporate limits, the land use designations would accommodate as many as 62,800 new residents (the City's 2003 estimated population is 274,071). Within the proposed Sphere of Influence area, the population increase is projected at about 39,000 new residents. The projected Planning Area population upon buildout of the General Plan is about 376,000 (see Table LU-4 Planned Land Uses). This total population figure is generally consistent with the Southern California Association of Governments (SCAG) most recent projection of a population of 353,397 in 2025 for the area of the City's 2004 corporate limits.

The primary tools Riverside will use to implement land use policy are the Zoning Code (Title 19 of the Riverside Municipal Code) and the Subdivision Code (Title 18). The General Plan land use designations correspond to various zoning districts. Table LU-5 indicates the correlation between land use designations and zoning districts.





TABLE LU-4
PLANNED LAND USES

| Land Use Category | | Net Acreage in the City | Percent of Total City Acres |
|-------------------------------------|---------------------------------|----------------------------|-----------------------------------|
| A/RR | Agricultural/Rural Residential | 5,115 | 12% |
| HR | Hillside Residential | 4,053 | 9% |
| SRR | Semi-Rural Residential | 1,273 | 3% |
| VLDR | Very Low Density Residential | 1,260 | 3% |
| LDR | Low Density Residential | 2,414 | 6% |
| MDR | Medium Density Residential | 10,709 | 25% |
| MHDR | Medium High Density Residential | 748 | 2% |
| HDR | High Density Residential | 823 | 2% |
| VHDR | Very High Density Residential | 108 | 0% |
| Total Residential | | 26,503 | 62% |
| C | Commercial | 1,367 | 3% |
| CRC | Commercial Regional Center | 224 | 1% |
| O | Offices | 368 | 1% |
| Total Commercial and Office | | 1,959 | 5% |
| B/OP | Business Office Park | 4,000 | 9% |
| I | Industrial | 392 | 1% |
| Total Industrial/Office Park | | 4,392 | 10% |
| DSP | Downtown Specific Plan | 434 | 1% |
| Total Downtown Specific Plan | | 434 | 1% |
| MU-N | Mixed Use Neighborhood | 69 | 0% |
| MU-V | Mixed Use Village | 513 | 1% |
| MU-U | Mixed Use Urban | 235 | 1% |
| Total Mixed Use | | 817 | 2% |
| A | Agricultural | 0 | 0% |



LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-4
PLANNED LAND USES

| Land Use Category | | Net Acreage in the City | Percent of Total City Acres |
|--|--|----------------------------|-----------------------------------|
| P | Public Parks | 3,188 | 7% |
| PR | Private Recreation | 719 | 2% |
| OS | Open Space/Natural Resources | 1,096 | 3% |
| PF | Public Facilities and Institutional Uses | 3,930 | 9% |
| RAT | Kangaroo Rat Habitat | 0 | 0% |
| Total Community Amenities and Support | | 8,933 | 21% |
| City Net Total^{(1) (2)} | | 43,038 | 100% |

⁽¹⁾ Based upon the City's 2004 corporate limits.

⁽²⁾ For purposes of this table, land uses within the OSP were calculated using the underlying zone designations.



TABLE LU-5
ZONING/GENERAL PLAN CONSISTENCY MATRIX

| General Plan Land Use Designation | GP Symbol | Zone Symbol | Zoning Designation |
|--|-----------|---|--|
| Single-Family Residential Land Use Designations | | | |
| Agricultural/Rural Residential (Max. 0.20 du/acre) | A/RR | RA-5 | Residential Agriculture |
| Hillside Residential (Max. 0.63 du/acre) | HR | RC | Residential Conservation |
| Semi-Rural Residential (Max. 3.3 du/acre) | SRR | RR | Rural Residential |
| Very Low Density Residential (Max. 3.3 du/acre) | VLDR | RE R-1-1/2 acre | Residential Estate R-1-1/2 acre – Single Family |
| Low Density Residential (Max. 6.0 du/acre) | LDR | RE R-1-1/2 acre R-1-13000 R-1-10500 CS | Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family Commercial Storage Overlay |
| Medium Density Residential (Max. 8.0 du/acre) | MDR | RE R-1-1/2 acre R-1-13000 R-1-10500 R-1-8500 R-1-7000 CS MH | Residential Estate R-1-1/2 acre – Single Family R-1-13000 – Single Family R-1-10500 – Single Family R-1-8500 – Single Family R-1-7000 – Single Family Commercial Storage Overlay Mobile Home Park |
| Multi-Family Residential Land Use Designations | | | |
| Medium-High Density (Max. 14.5 du/acre) | MHDR | R-3-4000 R-3-3000 CS | R-3-4000 – Multi-family R-3-3000 – Multi-family Commercial Storage Overlay |



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| General Plan Land Use Designation | GP Symbol | Zone Symbol | Zoning Designation |
|---|-----------|--|--|
| High Density Residential (Max. 29 du/acre) | HDR | R-3-4000 R-3-3000 R-3-2000 R-3-1500 CS | R-3-4000 – Multi-family R-3-3000 – Multi-family R-3-2000 – Multi-family R-3-1500 – Multi-family Commercial Storage Overlay |
| Very High Density Residential (Max.40 du/acre) | VHDR | R-4 | R-4 – Multi-family |
| Commercial and Industrial Land Use Designations | | | |
| Commercial (Max. 0.50 FAR/acre) | C | CR CG CS NC | Commercial Retail Commercial General Commercial Storage Overlay Neighborhood Commercial Overlay |
| Commercial Regional Center (Max. 0.20 FAR/acre) | CRC | CRC | Commercial Regional Center |
| Office (Max. 1.0 FAR/acre) | O | O CS | Office Commercial Storage Overlay |
| Business/Office Park (Max. 1.50 FAR/acre) | B/OP | BMP AI CS | Business and Manufacturing Park Air Industrial Commercial Storage Overlay |
| Industrial (Max. 0.60 FAR/acre) | I | I CS AIR | General Industrial Commercial Storage Overlay Airport Zone |
| Mixed Use Designations | | | |
| Downtown Specific Plan (Various du and FAR/acre) | DSP | DSP | Downtown Specific Plan |
| Orangecrest Specific Plan (Various du and FAR/acre) | OSP | OSP | Orangecrest Specific Plan |
| Mixed Use – Neighborhood (Max. 10 du/acre, 1.0 FAR/acre) | MU-N | MU-N | Mixed Use - Neighborhood |
| Mixed Use – Village (Max. 30/40* du/acre, 2.5 FAR/acre) | MU-V | MU-V | Mixed Use - Village |

LAND USE AND URBAN DESIGN ELEMENT



| General Plan Land Use Designation | GP Symbol | Zone Symbol | Zoning Designation |
|---|-----------|--|---|
| Mixed Use – Urban (Max. 40/60* du/acre, 4.0 FAR/acre) | MU-U | MU-U | Mixed Use - Urban |
| Community Amenities and Support Designations | | | |
| Agriculture (Max. 0.20 du/acre) | A | RA-5 | Residential Agriculture |
| Public Parks | P | PF | Public Facilities |
| Private Recreation | PR | All Zones per the Require- ments of Title 19 | Public Facilities |
| Open Space/Natural Resources | OS | PF | Public Facilities |
| Public Facilities and Institutional Uses (Max. 1.0 FAR/acre) | PF | PF AIR | Public Facilities Airport |
| All General Plan Land Use Designa- tions | | RWY AP X S SP WC | Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay |

*See Table LU-3 (Land Use Designations)



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